



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY NOVEMBER 16, 2023 REGULAR MEETING 7:00 PM

The meeting was called to order at 7:04 pm. It was held via Zoom Technology.

Commissioners Present: Chairperson C. Andres, R. Russo, J. Chadwick, M. Liguori, M. Palluzzi

Commissioners Absent: J. Vaiuso, S. Huttner

Staff Present: H. Smith (Town Planner), Evan Breining (Asst. Town Planner), M. Martin (clerk)

There was no public hearing notice that needed to be read.

Chairperson Andres introduced the staff and commission present.

He then reviewed the public hearing procedure.

E. Breining reviewed how to participate in a public hearing.

PUBLIC HEARINGS:

1. Cherry Hill Estates, LLC-Applicant & Owner
26 Cherry Hill Road
PDD/Master Plan Modification-Multi Family Residential
Application #23-6.3
A/R 7/6/23 & PH opened 9/7/23 & continued to 11/16/23 with a time extension from the applicant.
2. Cherry Hill Estates, LLC-Applicant & Owner
26 Cherry Hill Road
Special Exception Modification-Multi Family Residential
Application #23-6.4
A/R 7/6/23 & PH opened 9/7/23 & continued to 11/16/23 with a time extension from the applicant.
3. Cherry Hill Estates, LLC- Applicant & Owner
26 Cherry Hill Road
PDD/Site Plan modification- Multi- Family Residential
Application #23-6.5
A/R 7/6/23 & PH opened 9/7/23 & continued to 11/16/23 with a time extension from the applicant.

Items 1, 2 and 3 are discussed together. The town center review board has completed the review. The applicant has requested a time extension to the next Planning & Zoning meeting on December 7.

Chairperson Andres reviewed the history of this application. He recommended the commission grant the time extension.

He announced that this will be continued to the Dec 7 meeting.

4. Southview Island LLC c/o Fritz Heidenreich-Applicant & Owner
Bear Island (aka Big Curtis Island)
Special Exception & Coastal Site Plan-New single family home with detached guest bedrooms in an accessory structure
Application #23-9.2
AR 9/21/23 & PH opened 10/19/23 and continued to 11/16/23

J. Pretti (Criscuolo Engineering) represented the applicant. He reviewed the application explaining there is an existing house, shed and small guest house. They want to replace main house with one bedroom and the other two bedrooms and bathroom will be separate and connected by decks. He reviewed the site plan and other details.

E. Breining reviewed the staff report.

Public input: No one spoke.

Chairperson Andres closed the public hearing.

MINUTES: 11/02/23 & 10/26/23

F. Russo made a motion to approve the 10-26-23 meeting minutes as written.

J. Chadwick seconded the motion which passed unanimously.

J. Chadwick made a motion to approve the 11-2-23 meeting minutes as written.

F. Russo seconded the motion which passed unanimously.

RETURN TO TABLE:

1. Southview Island LLC c/o Fritz Heidenreich-Applicant & Owner
Bear Island (aka Big Curtis Island)
Special Exception & Coastal Site Plan-New single family home with detached guest bedrooms in an accessory structure
Application #23-9.2
AR 9/21/23 & PH opened 10/19/23 and continued to 11/16/23

F. Russo made a motion to approve the application with the Findings and Conditions Below:

FINDINGS:

1. The Coastal Site Plan is consistent with the goal and policies of the Coastal Area Management Act (CGS Section 22a-92) and incorporates conditions and modifications necessary to mitigate adverse impacts on coastal resources and any future water dependent activities.
2. Subject to compliance with the conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed use of the property is consistent with the Special Exception Criteria per section 9.8 of the zoning regulations.
3. This approval exclusively applies to the proposed "Single Family Residential Use." No additional units can be established at this address without further approvals from the Planning & Zoning Commission.

CONDITIONS:

1. Prior to the start of construction the following shall be completed to the satisfaction of the Zoning Enforcement Officer:
 - a. Erosion control measures shall be installed and maintained throughout construction.
 - b. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.

2. To reduce glare, all fixtures shall be demonstrated to meet the IES full cutoff definition unless they are emergency lights or very low level accent lights (less than 900 lumen output- less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.

J. Chadwick seconded the motion which passed unanimously.

CORRESPONDENCE:

Correspondence received for equipment installation at Leetes Island Road.

OLD BUSINESS:

1. Wells Fargo Bank c/o Kelly Christian – Applicant & Owner--**WITHDRAWN**
840 Main Street
Site Plan Modification- Modifications to Exterior Lighting
Application #23-7.4
A/R 9/7/23 and tabled to 11/16/23
DECISION REQUIRED BY 11/16/23 (with time extension granted by the applicant)

This item has been WITHDRAWN

2. Tara Knight- Applicant & Owner
279 Linden Avenue
Coastal Site Plan-Demo of existing house & Construction of a new single family home
Application #23-9.1
A/R 9/21/23 & tabled to 11/16/23
DECISION REQUIRED BY 11/25/23 (11/16/23 last regular meeting before this date)

J. Pretti (Criscuolo Engineering) represented the applicant. This is a demo of the existing house and construction of a new single family home. He reviewed the site plan.

E. Breining reviewed the staff report.

J. Chadwick made a motion to approve the application with the Conditions and Findings below:

FINDINGS:

1. The Coastal Site Plan is consistent with the goal and policies of the Coastal Area Management Act (CGS Section 22a-92) and incorporates conditions and modifications necessary to mitigate adverse impacts on coastal resources and any future water dependent activities.

CONDITIONS:

1. Prior to the start of construction the following shall be completed to the satisfaction of the Zoning Enforcement Officer:
 - a. Erosion control measures shall be installed and maintained throughout construction.
 - b. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.

2. To reduce glare, all fixtures shall be demonstrated to meet the IES full cutoff definition unless they are emergency lights or very low level accent lights (less than 900 lumen output- less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.

F. Russo seconded the motion which passed unanimously.

3. Branford Real Estate LLC
c/o Arian Prevalla-Applicant & Owner
544 & 558 West Main Street
Special Exception - Used Car Sales Dealership
Application #23-10.2
A/R 11/2/23 & PH to be set

Staff will set the Public Hearing

NEW BUSINESS:

1. 1064 Main Street LLC, c/o Angela Mazzarella-
Applicant & Owner
1032-64 Main Street
Special Exception-Limited Retail
Application #23-11.1
To be A/R & PH to be set

Public Hearing is set for 12/7/2023

2. Lakeview Center Associates LLC c/o Attorney Kevin Curseaden-
Applicant & Owner
249-251 West Main Street
Special Exception- Gym
Application #23-11.2
To be A/R & PH to be set

Public Hearing is set for 12/7/2023

3. Michael Bennick-Applicant & Owner
64 Harbor Street
Special Exception-Oversized Accessory Structure
Application #23-11.3
To be A/R & PH to be set

Public Hearing is set for 12/7/2023

4. CSC Montoya Apts. LLC c/o Lynda Cox-
Applicant & Owner
1-103 Montoya
Site Plan Modification- Additional Parking for existing apartments
Application #23-9.8
A/R 9/21/23
Decision required by 11/16/23 (without submission of time expansion)

He explained this is a minor approval but it's a bit complicated. Parking spaces need to be removed from under the tree canopy.

The applicant granted a time extension to the next meeting which the commission accepted.

5. 40 Ct. Ave. Assoc. LLC- Applicant & Owner
11 Laurel Hill road
Special Exception- for Grading (Sec. 6.8) - for a single family
Application #23-11.4
To be A/R & PH to be set

Staff will set the public hearing.

OTHER BUSINESS:

1. CGS 8-24 Referral- Branford Police Headquarters Renovation & Expansion

H. Smith read the CGS 8-24 letter aloud requesting a positive referral. Deputy Chief John Alves was present and gave a brief overview of the project. The building is 30 years old and needs major maintenance. He noted that the roof needs replacement as well as new windows, new locker rooms for the women police officers and the cell blocks need updating.

H. Smith reviewed the drawing.

F. Russo made a positive 8-24 referral.
J. Chadwick seconded the motion which passed unanimously.

2. Approval of 2024 Meeting Schedule
H. Smith reviewed the schedule. The commission discussed the dates.

F. Russo made a motion to approve the meeting date schedule.
J. Chadwick seconded the motion which passed unanimously.

3. Bond Release for 22 & 26 Hammer Place

J. Chadwick made a motion to release the bond.
F. Russo seconded the motion which passed unanimously.

4. Planner's Report

H. Smith noted he is working on a list of issues regarding the zoning regulations and other housekeeping items. He was thinking of a potential special meeting in December before Christmas. He asked if December 14 would work for the commission. This would be a meeting to discuss what action to take on the issues.

The commission discussed it and the consensus was to have a special meeting on that date.

H. Smith mentioned he spoke to John Lust and said it would be nice to get together around holiday time. He suggested December 1 (Friday) and asked the commission for feedback. He suggested an informal gathering maybe at a brewery and bring pizza.

The commission agreed this was a good idea and the general consensus was that December 1 was a good date.

M. Liguori polled the commission for their thoughts about the upcoming election of officers for the commission (Chairperson & Secretary) and the results were that the commissioners agreed that C. Andres and F. Russo were doing a great job and they hoped they would stay in their roles for the upcoming year.

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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F. Russo mentioned that he attended a South Central Region of Governments (SCROG) meeting this week regarding affordable housing and he was very impressed. He said he learned so much and they have very good ideas. They want to change the stigma about affordable housing .He highly recommends attending any meetings if possible.

He spoke of the bus tour he went on regarding affordable housing. They made 4 stops and it was very interesting and he suggested to the commission they tune in to any future zoom meetings if they can.

The meeting adjourned at 8:19 pm